

# HIGH LEVEL COST ASSESSMENT OF NEW PLANNING DESIGN STANDARDS FOR APARTMENTS GUIDELINES FOR PLANNING AUTHORITIES

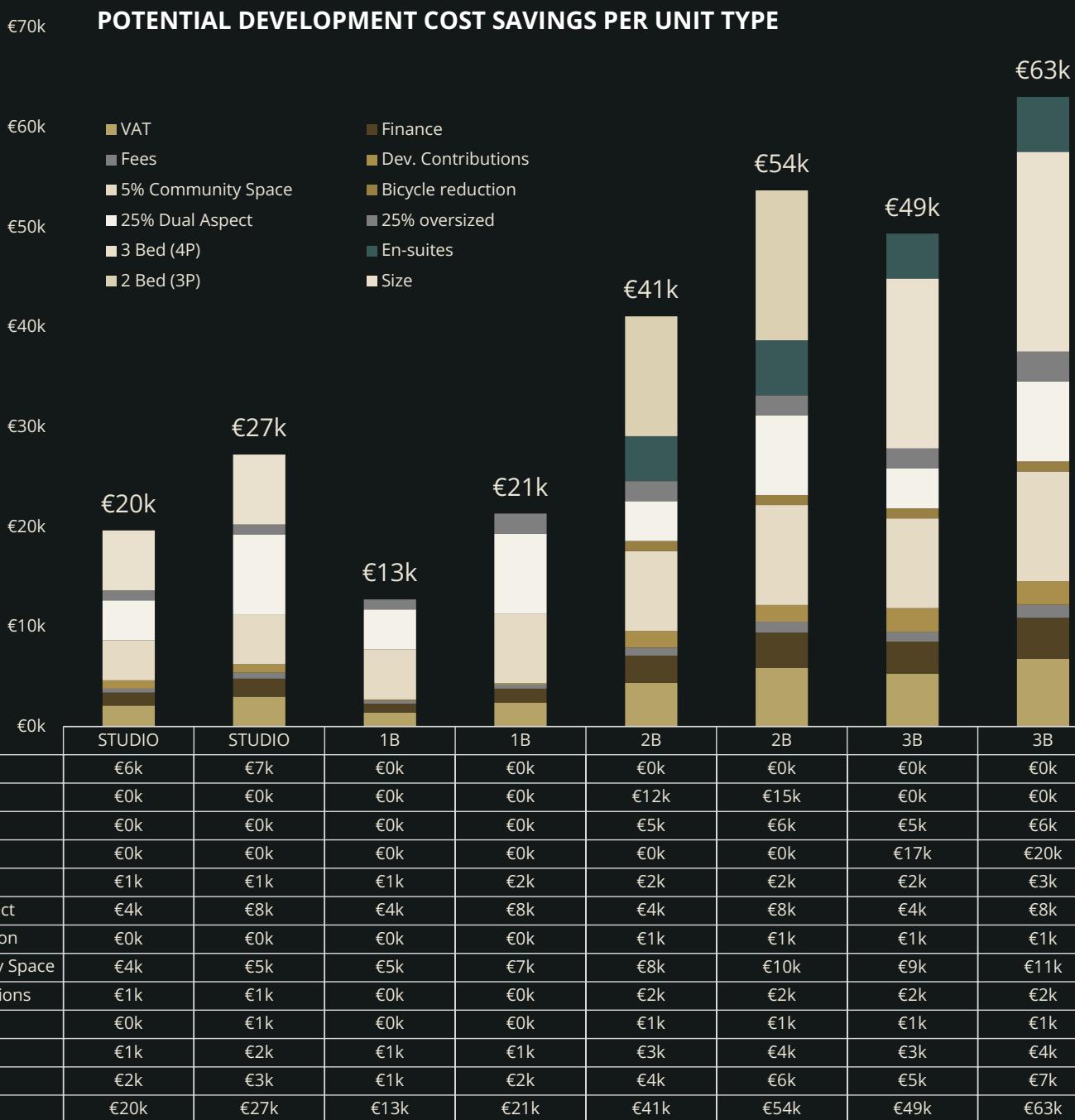
JULY 2025



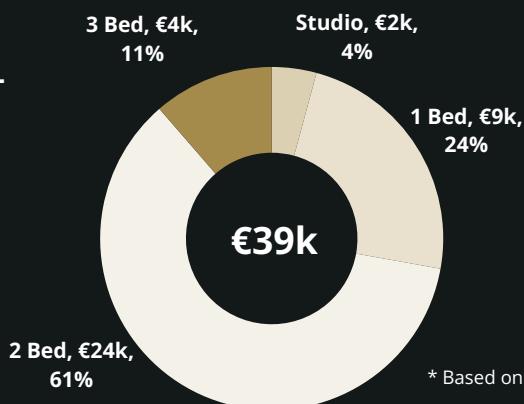
GUIDELINE CHANGES		POTENTIAL SAVINGS BY UNIT TYPE							
		STUDIO	1B	2B	3B				
<b>(A) CONSTRUCTION COSTS</b>									
1	Reduction in Studio size from 37m <sup>2</sup> to 32m <sup>2</sup>	€6,000 - €7,000							
2	Assume that a 2 Bed (3P) is used instead of 2 Bed (4P)			€12,000 - €15,000					
3	Assume that en-suites are removed due to size reductions			€4,500 - €5,500	€4,500 - €5,500				
4	Assume that 3 Bed (4P) is used instead of 3 Bed (5P)				€17,000 - €20,000				
5	The % of oversize (+10%) units reduced from 50% to 25%	€1,000	€1,000 - €2,000	€2,000	€2,000 - €3,000				
6	Relaxation of the 50%/33% Dual Aspect requirement to 25%.	€4,000 - €8,000	€4,000 - €8,000	€4,000 - €8,000	€4,000 - €8,000				
7	No restriction on apartments per core. This is likely to be included in the Dual Aspect saving above.	incl.	incl.	incl.	incl.				
8	On noisy streets and high-rise buildings, you can now omit up to 50% of the balconies in lieu of high quality useable communal open space. This will be on a case by case basis and may or may not result in a cost saving.								
9	No change to bicycle storage but may drop one per bedroom on 2B and 3B (assumes basement storage).			€1,000	€1,000				
10	Removal of requirement for 5% Community Space to be provided by the development.	€4,000 - €5,000	€5,000 - €7,000	€8,000 - €10,000	€9,000 - €11,000				
(A) SUB-TOTAL - CONSTRUCTION COSTS (PER UNIT)		€15,000 - €21,000	€10,000 - €17,000	€31,500 - €41,500	€37,500 - €48,500				
ASSUMED APARTMENT MIX*		6%	43%	44%	7%				
SUB-TOTAL - CONSTRUCTION COSTS		€900 - €1,260	€4,300 - €7,310	€13,860 - €18,260	€2,625 - €3,395				
<b>AVERAGE SAVING (CONSTRUCTION COSTS)</b>		€22,000 - €30,000							
<b>(B) NON-CONSTRUCTION COSTS</b>									
11	Development Contributions	€839	€126	€1,679	€2,351				
12	Professional Fees	€400 - €600	€300 - €400	€800 - €1,100	€1,000 - €1,300				
13	Finance	€1,300 - €1,800	€900 - €1,400	€2,700 - €3,500	€3,200 - €4,100				
14	VAT	€2,100 - €3,000	€1,400 - €2,400	€4,400 - €5,900	€5,300 - €6,800				
(B) SUB-TOTAL - NON-CONSTRUCTION COSTS (PER UNIT)		€4,639 - €6,239	€2,726 - €4,326	€9,579 - €12,179	€11,851 - €14,551				
ASSUMED APARTMENT MIX*		6%	43%	44%	7%				
SUB-TOTAL - NON-CONSTRUCTION COSTS		€278 - €374	€1,172 - €1,860	€4,215 - €5,359	€830 - €1,019				
<b>AVERAGE SAVING (NON-CONSTRUCTION COSTS)</b>		€6,000 - €9,000							
SUB-TOTAL: (A) + (B)		€19,639 - €27,239	€12,726 - €21,326	€41,079 - €53,679	€49,351 - €63,051				
ASSUMED APARTMENT MIX*		6%	43%	44%	7%				
TOTAL DEVELOPMENT COSTS (A) + (B)		€1,178 - €1,634	€5,472 - €9,170	€18,075 - €23,619	€3,455 - €4,414				
<b>AVERAGE SAVING (TOTAL DEVELOPMENT COSTS)</b>		€28,000 - €39,000							
<b>Notes:</b> The figures are present day costs (July 2025). All figures are notional and NOT based on an actual redesigned scheme and therefore are theoretical.									
* The saving in any one building will depend on the mix and actual site conditions.									

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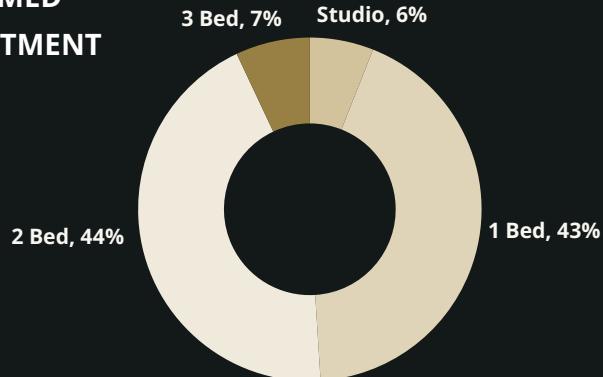
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**OVERALL  
POTENTIAL  
SAVINGS\***



**ASSUMED  
APARTMENT  
MIX**



\* Based on higher savings